

August 12, 2020

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Jonathan Likeke Scheuer  
Chairperson and Commissioner  
Land Use Commission of the State of Hawaii  
State Office Tower  
Leiopapa A Kamehameha Building  
235 South Beretania Street, Room 406  
Honolulu, Hawaii 96813

Re: Docket Number. A92-683 — Royal Kunia Phase II — Sale of land located at Waipahu, Island of Oahu, identified as Tax Map Key No. (1) 9-4-002-071

Mr. Scheuer:

This notice is delivered in connection with those certain Amended Findings of Fact, Conclusions of Law, and Decision and Order dated October 1, 1996 made by the Land Use Commission of the State of Hawaii ("**Commission**"), as amended by that certain First Amendment to the Amended Findings of Fact, Conclusions of Law, and Decision and Order filed October 1, 1996 dated October 7, 2013, and that certain Order Granting Successor Petitioner (to Parcel 52), Ho 'Ohana Solar 1, LLC's Motion for Order Amending the Amended Findings of Fact, Conclusions of Law, and Decision and Order Filed on October 1, 1996 dated January 28, 2015 (collectively, the "**Orders**").

RP2 Ventures, LLC, a Hawaii limited liability company ("**RP2**"), is the current owner of the fee simple interest in Lot 2, being a portion of Lot 3 of Royal Kunia Phase II Increment I Subdivision (File Plan 2171), located at Waipahu, Island of Oahu, State of Hawaii, identified as Tax Map Key No. (1) 9-4-002-071, more fully described in Exhibit "A" attached hereto ("**Property**").

Pursuant to Condition No. 21 of the Orders, RP2 hereby notifies the Commission that RP2 has entered into an agreement to sell the Property to Haseko Royal Kunia, LLC, a Hawaii limited liability company, and that the sale is scheduled to close on or about August 12, 2020 ("**Effective Date**").

From and after August 12, 2020, all notices, correspondence or other communications to be sent to RP2 in connection with the Orders should be sent to Haseko Royal Kunia, LLC at the following address:

Haseko Royal Kunia, LLC  
91-1001 Kaimalie Street, Suite 205  
Ewa Beach, Hawaii 96706-6250

*[The remainder of this page is intentionally left blank; signature page follows]*

Jonathan Likeke Scheuer  
Chairperson and Commissioner  
Land Use Commission of the State of Hawaii  
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Please contact the undersigned at (808) 842-1133 if there are any questions regarding the above.  
Thank you for your attention to the above matter.

Sincerely,

RP2 VENTURES, LLC,  
a Hawaii limited liability company

By: \_\_\_\_\_

  
Robert E. Spencer  
Its Manager

EXHIBIT "A"

Legal Description

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4490, Land Commission Award 10474, Apana 9 to N. Namauu and Royal Patent Number 4486, Apana 1, Mahele Award to Luluhiwalani) situate, lying and being at Hoaeae and Waikele, District of Ewa, City and County of Honolulu, State of Hawaii, being LOT 2, same being a portion of Lot 3 of "Royal Kunia Phase II, Increment 1 Subdivision" (File Plan 2171) and thus bounded and described as per survey dated April 24, 2002, to-wit:

Beginning at the most northwesterly corner of this parcel of land, being the easterly line of Kunia Road, the coordinates of point of beginning referred to Government Survey Triangulation Station "EWA CHURCH" being 4,708.80 feet north and 20,874.67 feet west and thence running by azimuths measured clockwise from true South:

1. 246° 16' 30" 22.00 feet along Royal Kunia Phase II, Increment 1 Subdivision (File Plan 2171);
2. Thence along the same on a curve to the left having a radius of 40.00 feet the chord azimuth and distance being:  
291° 16' 30" 56.57 feet;
3. 246° 16' 30" 1943.75 feet along the same;
4. Thence along the same, on a curve to the left having a radius of 1,360.00 feet the chord azimuth and distance being:  
239° 59' 15" 297.89 feet;
5. 233° 42' 888.15 feet along the same;
6. 142° 16' 1663.48 feet along the same;
7. 232° 16' 589.74 feet along Lot 2 of Royal Kunia Phase II, Increment 1 (File Plan 2154);
8. 187° 16' 779.25 feet along the same;
9. 234° 44' 661.78 feet along the same;
10. Thence along the same, on a curve to the right having a radius of 600.00 feet the chord azimuth and distance being:  
289° 20' 978.15 feet;
11. 343° 56' 1592.99 feet along the same;

12.	8° 00'	792.41	feet along Lot 1 of Royal Kunia Subdivision Lot C (File Plan 2310);
13.	32° 00'	80.00	feet along Lot 4 of Royal Kunia Subdivision Increment E (File Plan 2308);
14.	302° 00'	172.00	feet along the same;
15.	Thence along the same, on a curve to the right having a radius of 20.00 feet the chord azimuth and distance being:		
	347° 00'	28.28	feet;
16.	32° 00'	108.57	feet along the same and continuing along the same northwesterly line of 'Anoiki Street;
17.	Thence along the northwesterly line of 'Anoiki Street on a curve to the right having a radius of 972.00 feet, the chord azimuth and distance being:		
	39° 30'	253.74	feet;
18.	47° 00'	760.02	feet along the same;
19.	Thence along the same, on a curve to the right having a radius of 972.00 feet, the chord azimuth and distance being:		
	49° 59'	101.18	feet;
20.	52° 58'	877.02	feet along the same;
21.	Thence along the remainder of Lot 3 of Royal Kunia Phase II, Increment 1 Subdivision (File Plan 2171), on a curve to the left having a radius of 30.00 feet, the chord azimuth and distance being:		
	187° 58'	42.43	feet;
22.	142° 58'	142.00	feet along the same;
23.	Thence along the same, on a curve to the right having a radius of 1,028.00 feet, the chord azimuth and distance being:		
	143° 20'	13.16	feet;
24.	143° 42'	457.70	feet along the same;
25.	53° 42'	733.69	feet along the same;

- |     |   |        |  |
|-----|---|--------|--|
| 26. | 156° 16' 30"  | 454.93 | feet along Lot 1, as said Lot is described in Deed to HRT, Ltd. recorded October 25, 2001, as Regular System Document No. 2001-168369 of Official Records; |
| 27. | 66° 16' 30"   | 697.75 | feet along the same;   |
| 28. | Thence along the same, on a curve to the left having a radius of 30.00 feet, the chord azimuth and distance being:  |        |  |
|     | 21° 16' 30"   | 42.43  | feet;  |
| 29. | 66° 16' 30"   | 56.00  | feet along the same;   |
| 30. | Thence along Lot 2 of Royal Kunia Phase II, Increment 1 Subdivision (File Plan 2171), on a curve to the left having a radius of 30.00 feet, the chord azimuth and distance being: |        |  |
|     | 111° 16' 30"  | 42.43  | feet;  |
| 31. | 66° 16' 30"   | 810.00 | feet along the same;   |
| 32. | Thence along the same, on a curve to the left having a radius of 40.00 feet, the chord azimuth and distance being:  |        |  |
|     | 21° 16' 30"   | 56.57  | feet;  |
| 33. | 66° 16' 30"   | 22.00  | feet along the same;   |
| 34. | 156° 16' 30"  | 160.00 | feet along the southeasterly line of Kunia Road to the point of beginning and containing an area of 161.360 acres, more or less.                           |

Being the premises acquired by Warranty Deed dated September 29, 2017, by and between Canpartners IV Royal Kunia Property LLC, a Delaware limited liability company, as Grantor, and RP2 Ventures, LLC, a Hawaii limited liability company, as Grantee, recorded at the Bureau of Conveyances of the State of Hawaii as Document No. A-64850097.